



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

Date: Tuesday August 25, 2015

Time: 7:00 P. M.

Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order **Meeting was called to order by Chair Williams at 7:00pm**
- II. Pledge of Allegiance **The Pledge of Allegiance was recited.**
- III. Roll Call
John S. Williams – Chair – PRESENT
Robert Orgill – Vice Chair – PRESENT
Susan Philipp - PRESENT
Bart Donovan - PRESENT
Roger Smith – PRESENT
- IV. Procedures & Conduct
 - a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been properly noticed and that a quorum is present.**
 - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
 - c. Meeting Guidelines
 - d. County Staff Introductions, Announcements & Presentations: **Phil Blount; PLANNING; Blanca Vazquez; TOWN LIAISON, and Cyndi Moody IN ATTENDANCE.**
- V. Regular Business
 - a. Approval of Agenda for August 25, 2015 - including any deletions or corrections
MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA, A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

BOARD OF COUNTY COMMISSIONERS
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SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DON BURNETTE, County Manager

- b. Approval of Minutes of August 11, 2015.

MOTION WAS MADE BY PHILIPP TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE HEARD**

VII. PLANNING & ZONING Action to be taken on the following applications:

1. **ZC-0391-15 – EN VOGUE, LLC: (Koval Lane and Reno Ave.)**
ZONE CHANGE to reclassify 1.3 acres from R-4 (Multiple Family Residential - High Density) (AE-65) Zone to H-1 (Limited Resort and Apartment) (AE-65) Zone for a resort condominium development in the MUD-1 Overlay District.
USE PERMITS for the following: **1)** a resort condominium development with kitchens; **2)** increased building height; **3)** retail uses; **4)** restaurants; **5)** offices; **6)** on-premises consumption of alcohol; **7)** personal services; and **8)** a convenience store.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** alternative landscaping.
DESIGN REVIEW for a resort condominium development with associated commercial uses. Generally located on the northwest corner of Reno Avenue and Koval Lane within Paradise (description on file). MBS/al/ml (For possible action)
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH THE REMOVAL OF THE 55 FOOT MAXIMUM HEIGHT, APPROVE FOR 111 FOOT HEIGHT. SUBJECT TO ALL OTHER IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.

2. **UC-0491-15 – ALON LAS VEGAS RESORT, LLC: (3120 S. Las Vegas Blvd.)**
USE PERMIT for offices within an existing modular building.
DESIGN REVIEW for offices within an existing modular building on a portion of 12.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Paradise. CG/jt/ml (For possible action) **BCC 9/2/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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3. **UC-0492-15 – ALON LAS VEGAS LANDCO, LLC, ET AL: (3120 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** a project of regional significance; **2)** a resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of the high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced setbacks; and **3)** non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: **1)** a project of regional significance; **2)** a resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (manmade lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. CG/al/xx (For possible action) **BCC 9/16/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO THE IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR SPOKE IN FAVOR OF THE PROJECT.
4. **UC-0992-14 – THREE DUCKS, LLC: (3255 Pollux Ave.)**
HOLDOVER USE PERMIT for a recreational facility (off-road vehicle course).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** reduced setbacks; and **3)** reduced parking.
DESIGN REVIEW for a recreational facility (off-road vehicle course) on 1.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Spring Mountain Road, 130 feet west of Aldebaran Avenue within Paradise. SB/jt/ml (For possible action) **PC 9/15/15**
MOTION WAS MADE BY WILLIAMS FOR THE APPLICANT TO RETURN TO THE 9/8/15 TAB WITH BETTER PLANS AND PICTURES. VOTING WAS UNANIMOUS.
5. **UC-0496-15 – COMMUNITY LUTHERAN CHURCH OF PARADISE VALLEY: (4801 S. Sandhill Rd.)**
USE PERMIT for a proposed school within an existing commercial building on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Sandhill Road, 250 feet north of Tropicana Avenue within Paradise. CG/gc/ml (For possible action) **PC 9/15/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. PHILIPP ABSTAINED FROM COMMENT AND VOTE DUE TO A PROFESSIONAL RELATIONSHIP WITH THE APPLICANT.
6. **UC-0498-15 – I RENT B & E, LLC: (2425 E. Hacienda Ave.)**
USE PERMIT for a day care (adult) facility within a portion of an existing office building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the southeast corner of Hacienda Avenue and Eastern Avenue within Paradise. MBS/rk/ml (For possible action) **PC 9/15/15**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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7. **UC-0501-15 – GANESH, LLC: (6109 Dean Martin Dr.)**
USE PERMIT to allow outside storage materials to be stacked above the height of a screened fence in conjunction with a proposed recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a recycling center not within a permanent enclosed building; 2) trash enclosure; and 3) landscaping.
DESIGN REVIEWS for the following: 1) a proposed recycling center; and 2) signage in conjunction with a proposed recycling center and an existing crane and rigging business with outside storage on a 7.0 acre portion of an 11.0 acre parcel in an M-D (Designed Manufacturing) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the southwest corner of Dean Martin Drive and Patrick Lane (alignment) within Paradise. SS/jt/ml (For possible action) **PC 9/15/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH THE ADDED CONDITION FOR THE PUBLIC TO ACCESS THROUGH THE POLAIRS GATES ONLY. SUBJECT TO THE IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.
8. **UC-0504-15 – NEVADA SUNSET MANAGERMENTS, LLC: (3481 E. Sunset Rd.)**
USE PERMIT for permanent make-up within an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone. Generally located on the south side of Sunset Road, 360 feet east of Pecos Road within Paradise. MBS/pb/ml (For possible action) **PC 9/15/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. DONOVAN ABSTAINED FROM COMMENT AND VOTE, RECEIVED NOTIFICATION CARD.
9. **WS-0474-15 – LVT 106, LLC: (5075 Koval LN.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) parking lot landscaping for a portion of the site.
DESIGN REVIEW for a proposed addition to an existing building in conjunction with a motel on 1.6 acres in a C-2 (General Commercial) (AE-65) Zone in the MUD-1 Overlay District. Generally located on the west side of Koval Lane, 200 feet north of Reno Avenue within Paradise. MBS/rk/ml (For possible action) **PC 9/15/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE SPOKE FOR THE PROJECT.
10. **UC-0488-15 – MB REO-NV INDUSTRIAL, LLC: (3420 S. Valley View Blvd.)**
USE PERMITS for the following: 1) multi-family residential development and accessory uses; 2) increased height; 3) retail sales and service; 4) on-premises consumption of alcohol; 5) restaurants; 6) convenience store; 7) offices; and 8) financial services.
WAIVER OF DEVELOPMENT STANDARDS to reduce required parking.
DESIGN REVIEW for a multi-family residential development and retail sales building on 6.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Spring Mountain Road and the east side of Valley View Boulevard within Paradise. SB/pb/ml (For possible action) **BCC 9/16/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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11. **UC-0506-15 – HILV FEE, LLC: (115 E. Tropicana Ave.)**
USE PERMIT for deviations to development standards in conjunction with an existing resort hotel (Holiday Inn aka Hooters).
DEVIATIONS for the following: **1)** allow roof signs; **2)** reduced separation between freestanding signs; and **3)** all other deviations per plans on file.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; and **2)** increased area for wall signs; and **3)** increased area for freestanding signs in conjunction with an existing resort hotel (Holiday Inn aka Hooters) on 6.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Tropicana Avenue and Duke Ellington Way within Paradise. MBS/pb/ml (For possible action) **BCC 9/16/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **ZC-0432-15 – WHITING, LINDA K B TRUST: (Russell Rd. & Annie Oakley Dr.)**
ZONE CHANGE to reclassify 2.4 acres from R-D (Suburban Estates Residential) Zone to R-E (Rural Estates Residential) Zone for a proposed single family residence with accessory buildings.
USE PERMITS for the following: **1)** increase the area of a proposed accessory apartment; **2)** allow accessory structures (garages) prior to the principal building (residence); **3)** allow alternative design standards for accessory structures where design standards per 30.56 are required; and **4)** permit accessory structures that are not architecturally compatible with the principal building (residence).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping and screening; **2)** increased wall height; and **3)** reduced setbacks for a wall in conjunction with a single family residence. Generally located on the east side of Annie Oakley Drive, 350 feet south of Russell Road within Paradise (description on file). MBS/al/ml (For possible action) **BCC 9/16/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL WITH ADDED CONDITION, BUILDING OF THE RESIDENCE TO COMMENCE WITHIN 2 YEARS UPON APPROVAL FROM THE BBC. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS 4-1. DONOVAN AGAINST. 7 NEIGHBORS IN ATTENDANCE ALL ASKED QUESTIONS.
13. **ZC-0505-15 – MALDONADO, EPHRAIM JONATHAN: (4260 Boulder Highway)**
ZONE CHANGE to reclassify 1.2 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; **2)** alternative landscaping; **3)** trash enclosure; and **4)** non-standard improvements within a right-of-way.
DESIGN REVIEW for a place of worship. Generally located on the west side of Boulder Highway, 830 feet south of Desert Inn Road within Paradise (description on file). CG/pb/ml (For possible action) **BCC 9/16/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
14. **WS-0508-14 (ET-0055-15) – MACEDA, RONALD P.: (5254 Wilbur St.)**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to complete the following: **1)** reduced setbacks from property line; **2)** increased wall height; and **3)** reduced setbacks from the right-of-way in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Wilbur Street, 200 feet north of Hacienda Avenue within Paradise. MBS/co/ml (For possible action) **PC 9/1/15**

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SECOND NO SHOW FOR APPLICANT. MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE SPOKE AGAINST PROJECT.

VIII. Correspondence:
None

IX. General Business: Items for discussion:
None

X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself as been specifically included on an agenda. Comments will be limited to 3 minutes. **NONE HEARD**

XI. NEXT MEETING: September 8, 2015. **NEXT MEETING WAS SET FOR 9/8/15**

XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 9:45 P.M.**

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